

The Seabrook Planning and Zoning Commission met on Thursday, February 21, 2019 at 7:00 PM in regular session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
VACANT	VICE-CHAIR
ROSEBUD CARADEC	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHA	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
STEPHANIE MARTINEZ	EXEC. ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 7:00 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

- Loretta Westernman, at 717 Quintana Roo, was opposed to combining the parcel. Does not like the heavy machinery and fast-traveling vehicles down their road.

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Request for approval for the Miller Family Trust Final Plat.

Applicant: Eric C. Miller, 17700 Hwy. 3, Webster, TX 77598

Owner: Eric C. Miller, 17700 Hwy. 3, Webster, TX 77598

Legal Description: A tract of land being a 3.0764 acre tract (134,006 Sq. Ft.) of land situated in the Ritson Morris Survey, Abstract 52, Harris County, Texas, and being out of and a part of a tract of land conveyed to Eric Cameron Miller, Trustee of the Miller Family Trust, as described in Instrument No. 2018-408972 of the Harris County Deed Record, and being all of Lot 4, of Quintana Roo Place, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 342, Page 21, of the Map Records of Harris County, Texas.

Location: The Property address is 4302 Todville Road. This property is located north of Bradley Street, east of the Searidge Subdivision, south of Loraine and west of east Galveston Bay.

Chairman Gary Renola opened the public hearing at 7:04 p.m.

No comments were made.

Mr. Renola closed the public hearing at 7:05 p.m.

2.2 Request for consideration of an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 3. Establishment of Zoning Districts and Associated Regulations, Section 3.12 OS Old Seabrook District, by considering amending Subsection 3.12.02 B. 2. Area Regulations, by creating a minimum building front yard setback of twenty (20) feet.

Chairman Gary Renola opened the public hearing at 7:05 p.m.

No comments were made.

Mr. Renola closed the public hearing at 7:06 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for the Miller Family Trust Final Plat.

Community Development Director, Sean Landis explained that the applicant is requesting to subdivide the property into 3 individual lots, 1 block. The applicant has sold lots 1 and 2 and the buyer has no plans for development. The applicant currently plans to finish construction of a home located on lot 3. He explained there is private access to these lots, and no public access since this is all private property.

Motion made by Darrell Picha and seconded by Tracie Soich.

To approve the request for the Miller Family Trust Final Plat.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on consideration of an amendment to the Code of the City of Seabrook, Appendix A, Comprehensive Zoning, Article 3. Establishment of Zoning Districts and Associated Regulations, Section 3.12 OS Old Seabrook District, by considering amending Subsection 3.12.02 B. 2. Area Regulations, by creating a minimum building front yard setback of twenty (20) feet.

Community Development Director, Sean Landis explained that currently there is no front setback requirement for Old Seabrook. This could be hazardous since someone could build a structure that's very close to a roadway and it should be set back. Staff recommends to modify this section to require all buildings must be set back from the street right-of-way lines a minimum of 20 feet.

Motion made by Tracie Soich and seconded by Darrell Picha.

To approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the January 15, 2019 P&Z Meeting.

Motion made by Darrell Picha and seconded by Greg Aguilar
To approve the minutes from the January 15, 2019 P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Approve the minutes from the January 17, 2019 P&Z Meeting.

Motion made by Greg Aguilar and seconded by Darrell Picha.
To approve the minutes from the January 17, 2019 P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Update on the expansion of Hwy. 146.

Sean Landis gave a brief report.

4.4 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.5 Establish future agenda items and meeting dates.

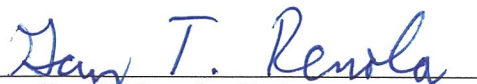
- Next regular P&Z meeting will be Thursday, March 21, 2019
- "Goals for 2019" Presentation
- Need to elect a Vice-Chair
- Modifying meeting start time to 6:00 p.m.

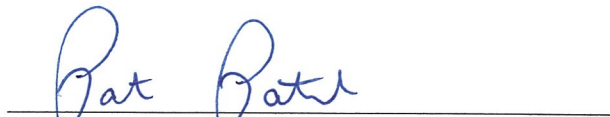
Motion was made by Rosebud Caradec and seconded by Darrell Picha.

To adjourn the February 21, 2019 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 7:38 p.m.

APPROVED THIS 21st DAY OF MARCH, 2019.


Gary T. Renola, Chairman


Pat Patel, Administrative Assistant